

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/30/2019

Grantor(s)/Mortgagor(s):
GREGORY ALLEN, UNMARRIED MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
GUARANTEED RATE AFFINITY, LLC, ITS SUCCESSORS
AND ASSIGNS

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

FILED FOR RECORD

2023 JUN 22 PM 2:12

THERESA CARRASCO
ATASCOSA COUNTY CLERK

BY  DEPUTY

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 199893

Property County:
ATASCOSA

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 8/1/2023

Earliest Time Sale Will Begin: 12:00 pm

Place of Sale of Property: Atascosa County Courthouse, 1 Courthouse Circle Drive, Jourdanton, TX 78026 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

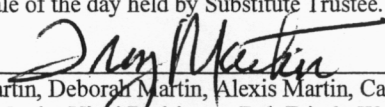
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

**Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National or the National Guard of another
state or as a member of a reserve component of the
armed forces of the United States, please**

**Send written notice of the active duty military
service to the sender of this notice immediately.**


Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin,
Shelby Martin, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey,
Amy Ortiz, Daniel McQuade, Marcela Cantu, Vanna Ho,
Auction.com
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-23-98439-POS
Loan Type: Conventional Residential

EXHIBIT "A"

FIELD NOTES TO DESCRIBE

A 2.87 Acre Tract of land situated about 9.7 miles N 08° W of Jourdanton in Atascosa County, Texas, out of Survey No. 1202, Abstract No. 366, E. S. Harper, original grantee, and being out of Subdivision No. 6 of John T. Horton Ranch according to the plat thereof recorded in Plat 25A of the Plat Records of Atascosa County, Texas, and out of a 100 Acre Tract conveyed from Virginia O. Brown to Mildred L. Mosely by deed recorded in Volume 213, Page 153 of the Deed Records of Atascosa County, Texas, and being more particularly described as follows:

BEGINNING: At a 12" cedar post found in the North line of Horton Road (50 feet wide) for the Southeast corner of a 10 Acre Tract (Document #107162, Official Public Records, surveyed as 10.23 Acres on November 19, 2013) and the Southwest corner of said 100 Acre Tract and of Subdivision No.6 and a 97.89 Acre Tract (this day surveyed), and of this tract from which a 12" creosote post found at the intersection of the East line of Rutledge Road and the North line of Horton Road bears N 70° 50' 27" W 1297.22 feet;

THENCE: N 19° 19' 01" E 250.00 feet into said 100 Acre Tract to a 5/8" iron pin set for an interior corner of said 97.89 Acre Tract and the North corner of this tract;

THENCE: S 70° 40' 59" E 500.00 feet to a 5/8" iron pin set for an interior corner of said 97.89 Acre Tract and the East corner of this tract;

THENCE: S 19° 19' 01" W 250.00 feet to a 5/8" iron pin set for an exterior corner of said 97.89 Acre Tract and the South corner of this tract from which a 10" creosote post found for the South corner of said 100 Acre Tract and Subdivision No. 6 and said 97.89 Acre Tract bears S 70° 00' 22" E 202.41 feet;

THENCE: N 70° 40' 59" W 500.00 feet with the Northeast line of Horton Road and the Southwest line of said 100 Acre Tract and Subdivision No. 6 to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).